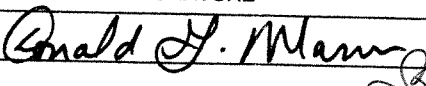



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LESSOR'S ANNUAL COST STATEMENT IMPORTANT - Read attached "Instructions"		1. SOLICITATION FOR OFFERS 09WSA0200C		2. STATEMENT DATE June 4, 2009	
		3. RENTABLE AREA - (SQ. FT.)	3A. ENTIRE BUILDING 35,977	3B. LEASED BY GOV'T - (NET USABLE SQ. FT.) 35,977	
4. BUILDING NAME AND ADDRESS (No., street, city, state, and zip code) Port of Newport, NOAA Marine Operations Center – Pacific xxxx OSU Drive Newport, OR 97365					
SECTION I - ESTIMATED ANNUAL COST OF SERVICES AND UTILITIES FURNISHED BY LESSOR AS PART OF RENTAL CONSIDERATION					
SERVICES AND UTILITIES		LESSOR'S ANNUAL COST FOR		FOR GOVERNMENT USE ONLY (c)	
		(a) ENTIRE BUILDING	(b) GOV'T-LEASED AREA		
A. CLEANING, JANITOR AND/OR CHAR SERVICE					
5. SALARIES					
6. SUPPLIES (Wax, cleansers, cloths, etc.)		3,300	3,300		
7. CONTRACT SERVICES (Window washing, waste and snow removal)		8,000	8,000		
B. HEATING					
8. SALARIES					
9. FUEL ("x" one)					
OIL					
GAS					
COAL					
ELECTRIC					
10. SYSTEM MAINTENANCE AND REPAIR		4,800	4,800		
C. ELECTRICAL					
11. CURRENT FOR LIGHT AND POWER (Including elevators)					
12. REPLACEMENT OF BULBS, TUBES, STARTERS		1,200	1,200		
13. POWER FOR SPECIAL EQUIPMENT					
14. SYSTEM MAINTENANCE AND REPAIR (Ballasts, fixtures, etc.)		9,000	9,000		
D. PLUMBING					
15. WATER (For all purposes) (Include sewage charges)					
16. SUPPLIES (Soap, towels, tissues not in 6 above)					
17. SYSTEM MAINTENANCE AND REPAIR		5,200	5,200		
E. AIR CONDITIONING					
18. UTILITIES (Include electricity, if not in C11)					
19. SYSTEM MAINTENANCE AND REPAIR		2,400	2,400		
F. ELEVATORS					
20. SALARIES (Operators, starters, etc.)					
21. SYSTEM MAINTENANCE AND REPAIR		2,200	2,200		
G. MISCELLANEOUS (To the extent not included above)					
22. BUILDING ENGINEER AND/OR MANAGER		110,300	110,300		
23. SECURITY (Watchmen, guards, not janitors)					
24. SOCIAL SECURITY TAX AND WORKMEN'S COMPENSATION INSURANCE					
25. LAWN AND LANDSCAPING MAINTENANCE		7,700	7,700		
26. OTHER (Explain on separate sheet)		2,500	2,500		
27. TOTAL		\$156,600	\$156,600	\$	
SECTION II - ESTIMATED ANNUAL COST OF OWNERSHIP EXCLUSIVE OF CAPITAL CHARGES					
28. REAL ESTATE TAXES					
29. INSURANCE (Hazard, liability, etc.)		46,000	46,000		
30. BUILDING MAINTENANCE AND RESERVES FOR REPLACEMENT		33,720	33,720		
31. LEASE COMMISSION					
32. MANAGEMENT		41,224	41,224		
33. TOTAL		\$ 120,944	\$ 120,944	\$	
LESSOR'S CERTIFICATION - The amounts entered in Columns (a) and (b) represent my best estimate as to the annual costs of services, utilities and ownership.		34. SIGNATURE OF <input type="checkbox"/> OWNER <input type="checkbox"/> LEGAL AGENT			
TYPED NAME AND TITLE		SIGNATURE		DATE	
34A. Donald G. Mann		34B. 		34C. 6-2-09	
35A.		35B. 		35C.	

Estimating Philosophy for Section I. The amounts included in section I are for meeting the janitorial, periodic series, landscape maintenance, and system maintenance and testing as delineated in Sections 4.7 through 4.10 of the SFO. The Port is proposing 1.5 FTEs (full time equivalents) of in-house labor to accomplish most of these requirements. Where specialized or unique skills are required (e.g. elevator inspection, repair and maintenance), the Port has included costs for outside services. Costs for replacement bulbs, tubes, ballasts, and starters are based on engineering estimates of useful lives and replacement costs. Costs for other consumable items are based on judgmental estimates.

Lease Payments. Of the \$41,224 included in Section II, Line 32, Management, \$5,424 represents rental costs for a "Submerged and Submersible Land Lease from Oregon's Department of State Lands (DSL) which in accordance with SFO Section 3.8, replaces the Department of Natural Resources as the Agency to receive lease payments. This amount will be subject to an annual lump sum payment for any increase in rent over the life of the lease. Conversely, the Government will receive a lump sum payment from the Port for any decreases to this amount.

Insurance. Section II, Line 29, Insurance includes \$46,000 for hazard and liability insurance. In accordance with SFO Section 3.9, Insurance, this amount will be subject to an annual lump sum payment for any increase in insurance premiums over the life of the lease. Conversely, the Government will receive a lump sum payment from the Port for any decreases to this amount.

Reserves. The Port has established reserve requirements sufficient to maintain all facilities in optimal condition throughout the lease term. Reserves have been estimated for heating and HVAC systems, lighting, warehouse doors, windows, asphalt sealing, flooring, maintenance dredging, camels, valves/piping, electrical floating docs and emergency generator.

